

MICHAEL P. WALSH
MAYOR



(860) 291-7300

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION

DEVELOPMENT
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

MEETING AGENDA

East Hartford Planning and Zoning Commission

HYBRID-TELECONFERENCE MEETING

June 28th, 2023 - 7:00 P.M.

COMMUNITY CULTURAL CENTER AUDITORIUM

50 CHAPMAN PLACE

EAST HARTFORD, CONNECTICUT

REMOTE MEETING DETAILS ARE INCLUDED ON THE LAST PAGE

1. CALL TO ORDER

PUBLIC HEARING

1. PUBLIC HEARING APPLICATIONS

- A. SPECIAL PERMIT APPLICATION:** 1120 Silver Lane – Under Section 2.3; Application for Special Permit the construction of a 15' by 30' accessory storage building for the existing church.
Applicant: Lister Regis
Assessor's Map/Lot: 57/2

Application Documents: [1120 Silver Lane Application Documents](#)

- B. ZONING TEXT AMENDMENT:** Under Section 9.5; Application for a Regulation Amendment to revise Section 3.2.A. Business Zones Permitted Uses and Section 6.4 Retail Related Use Provisions to permit Cannabis Retailers and Hybrid Retailers in the B-1 and B-2 Business Zones by Special Permit and revise Retail Related Use Provisions pertaining Cannabis Retailers and Hybrid Retailers.
Applicant: East Hartford Planning and Zoning Commission

Application Documents: [Cannabis Retail Text Amendment Application Documents](#)

REGULAR MEETING

2. NEW BUSINESS

- A. SPECIAL PERMIT APPLICATION:** 1120 Silver Lane – Under Section 2.3; Application for Special Permit the construction of a 15’ by 30’ accessory storage building for the existing church.
Applicant: Lister Regis
Assessor’s Map/Lot: 57/2

Application Documents: [1120 Silver Lane Application Documents](#)

- B. ZONING TEXT AMENDMENT:** Under Section 9.5; Application for a Regulation Amendment to revise Section 3.2.A. Business Zones Permitted Uses and Section 6.4 Retail Related Use Provisions to permit Cannabis Retailers and Hybrid Retailers in the B-1 and B-2 Business Zones by Special Permit and revise Retail Related Use Provisions pertaining Cannabis Retailers and Hybrid Retailers.
Applicant: East Hartford Planning and Zoning Commission

Application Documents: [Cannabis Retail Text Amendment Application Documents](#)

3. MISCELLANEOUS

- A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE:** The contract with BFJ Planning has officially been signed. Preliminary meetings with Town Staff will begin in the month of July.

4. APPROVAL OF MINUTES

- A.** Planning and Zoning Commission Meeting Minutes – June 14th, 2023

Document Link: [June Meeting Minutes](#)

5. ADJOURNMENT

HOW TO ACCESS APPLICATION DOCUMENTS

1. Click the Link below the listed application for which you want to obtain documents.

A. SITE PLAN APPLICATION: 1-3 Oakland Avenue - Under Section 702 and Section 225; Site Plan Application for construction of nine (9) Commercial Wireless Telecommunication service antennas and associated equipment on existing commercial building.
Applicant: John Morrison
Assessor's Map/Lot: 26/203

[1-3 Oakland Avenue Application Documents](#)

Link

2. A webpage for the application will open within the Town of East Hartford Permitting system public portal.

The screenshot displays the Town of East Hartford Permitting system public portal. At the top, the town logo and name "Town of East Hartford, CT" are visible, along with "My Account" and "Search" options. The main heading is "Planning & Zoning Commission Application" with the application ID "PZC-23-3".

Applicant information: John Morrison. Location: 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108. A map shows the location on Oakland Ave. A "View location details" link is provided.

Created	Status	Expires
Jan 17, 2023	Active	--

Details | Files (6)

PLANNING & ZONING COMMISSION APPLICATION

Please select one.

If you are submitting multiple applications, you will need to complete a **separate submission** for each application type.

Application Type *

Site Plan Application

Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *

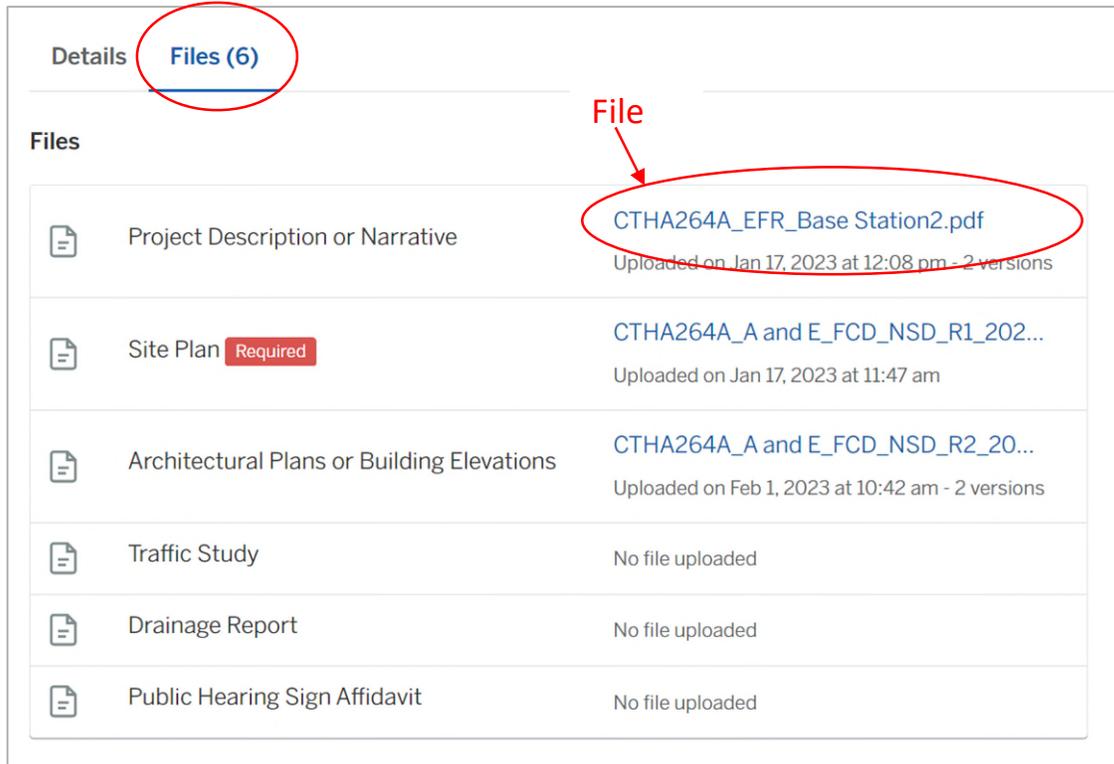
Documents

No documents have been issued...

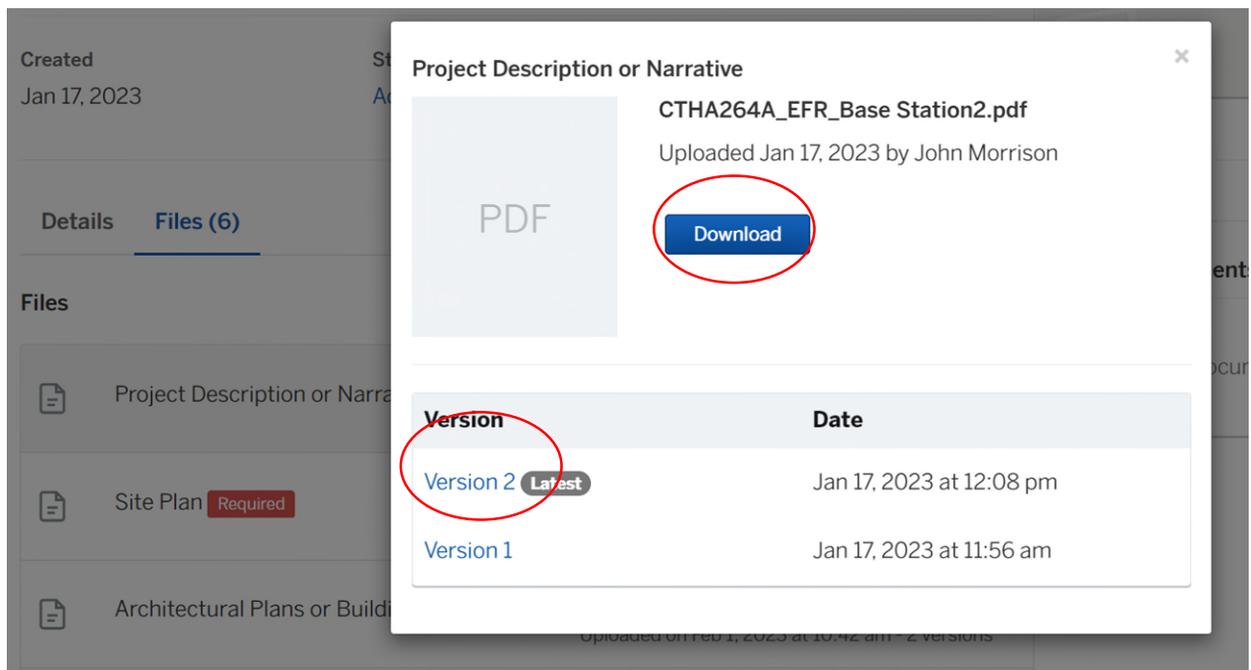
3. All submitted project information will display under the 'Details' Tab.

Details	Files (6)												
PLANNING & ZONING COMMISSION APPLICATION	<p>Please select one.</p> <p>If you are submitting multiple applications, you will need to complete a separate submission for each application type.</p> <p>Application Type * </p> <p>Site Plan Application</p> <p>Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *</p> <p>No</p>												
SITE AND PROJECT INFORMATION	<table><tr><td data-bbox="527 850 609 871">ZONE *</td><td data-bbox="1006 850 1307 871">ASSESSORS MAP AND LOT:</td></tr><tr><td data-bbox="527 892 576 913">B-3</td><td data-bbox="1006 892 1096 913">26/203</td></tr><tr><td colspan="2" data-bbox="527 976 909 997">PARCEL SIZE (ACRES OR SQ. FT.): *</td></tr><tr><td colspan="2" data-bbox="527 1018 592 1039">31.87</td></tr><tr><td colspan="2" data-bbox="527 1102 1307 1123">PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * </td></tr><tr><td colspan="2" data-bbox="527 1144 1307 1165">Install 9 new antennas and emergency generator on new conc slab.</td></tr></table>	ZONE *	ASSESSORS MAP AND LOT:	B-3	26/203	PARCEL SIZE (ACRES OR SQ. FT.): *		31.87		PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 		Install 9 new antennas and emergency generator on new conc slab.	
ZONE *	ASSESSORS MAP AND LOT:												
B-3	26/203												
PARCEL SIZE (ACRES OR SQ. FT.): *													
31.87													
PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 													
Install 9 new antennas and emergency generator on new conc slab.													

4. All submitted files including site plans and architectural plans can be found by clicking on the 'Files' tab. Click the individual files labeled in blue on right hand side of the window.



5. A new window will open. Click 'Download' to download the file or click the 'Latest Version' to open the document in a separate web browser page.



HOW TO JOIN THE MEETING REMOTELY

Option 1. Join by Computer - Microsoft Teams Meeting:

Select the “Click here to join the meeting” link below. You will be prompted to either continue within your web browser or open the meeting on the Microsoft Teams application (if installed).

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 296 426 477 533

Passcode: UKxy4X

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 929-235-8441,,881625242#](#) United States, New York City

Phone Conference ID: 881 625 242#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

The meeting will also be recorded by **East Hartford Community Television**.

The recorded meetings will be shown on Comcast and Frontier on the Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter.

The meeting can also be streamed on <https://ehct.viebit.com> on Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter. The meeting can also be viewed “on-demand” on the same website.

Comcast channels 96 and 1090
Frontier channel 6018